

2600 Fresno Street, Third Floor

# Historic Preservation Commission Agenda Special Meeting

**MOLLY LM SMITH**

Chair

**DON SIMMONS Ph.D., Vice Chair**

**Commission Members**

**PATRICK BOYD**

**VACANT**

**CHRISTOPHER JOHNSON AIA**

**CHARLOTTE KONCZAL ESQ.**

**JOE MOORE**

**CRAIG SCHARTON, M.S.**

Assistant Director

**KARANA HATTERSLEY-DRAYTON, M.A.**

Secretary

Historic Preservation Project Manager

**WILL TACKETT, Planner III**

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the matters scheduled on the agenda.

If you challenge these matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call the Historic Preservation Project Manager at 621-8520.

The Historic Preservation Commission welcomes you to this meeting.

January 9, 2012

MONDAY

5:30 p.m.

City Hall, Second Floor, CONFERENCE ROOM A, 2600 FRESNO STREET

**I. CALL TO ORDER AND ROLL CALL**

**II. APPROVE MEETING MINUTES**

A. There are no minutes to approve.

**III. APPROVE AGENDA**

**IV. CONSENT CALENDAR**

**V. CONTINUED MATTERS**

- A. Review and Provide Comments on Revisions to the *Draft Policy and Procedures Manual for Enforcing the Historic Preservation Ordinance* Pursuant to FMC 12-1626.

Staff Recommendation: Review revisions and provide comments to staff.

- B. Consider Recommendation to the City Council on a Request by the Property Owner to Rescind the Designation of the 4.41 Acre Parcel (APN: 510-023-04) Included Within the Boundaries of the 8.70 Acre Forestiere Underground Gardens (HP#177) Pursuant to FMC 12-1614 and 12-1609 (**ACTION ITEM**).

Staff Recommendation: Review new information and continue item to January 23<sup>rd</sup> HPC.

**VI. COMMISSION ITEMS**

- A. Status Report and Update on Proposed Droge Building Development, 802 Van Ness Avenue, Housing Authorities of the City and County of Fresno.

Staff Recommendation: Receive report.

- B. Review and Make Findings on Request(s) by the Property Owner for the Flora Montague Bungalow Court Located at 950-960 E. Divisadero Street (Heritage Property #009) Pursuant to 12-1619 (**ACTION ITEM**).

- 1) Adopt determination of a CEQA Categorical Exemption pursuant to Classes 3, 31 and 32 for the demolition and removal of 952 E. Divisadero Street; replacement of 952 E. Divisadero Street with new construction matching the original; restoration and stabilization of entryway porches on 950, 954, 956, 958 and 960 E. Divisadero and construction of a new 2-story Craftsman-style residence on rear of the parcel.
- 2) Adopt findings to support the issuance of a permit to demolish the bungalow located at 952 E. Divisadero Street pursuant to FMC 12-1619(a) and (b) due to severe fire damage, subject to the following conditions being placed on the demolition permit:
  - a) A new 2-bedroom bungalow matching the original in style and materials will be constructed in place of the burned unit; and
  - b) Any reusable architectural details and elements from 952 E. Divisadero Street will be salvaged and used in the restoration of the bungalow court.
- 3) Review and approve the elevation drawing for construction of a new bungalow matching style and materials of 952 E. Divisadero Street.
- 4) Review and approve plans to restore and stabilize entryway porches on 950, 954, 956, 958 and 960 E. Divisadero.
- 5) Review and make recommendations on conceptual plans for a new craftsman style 2-story unit to be constructed on the rear of parcel.

- 6) Approve the issuance of necessary permits to perform the scope of work as submitted pursuant to FMC 12-1619 (a) and (b).

Staff Recommendation: Recommend approval.

**VII. CHAIRPERSON'S REPORT**

**VIII. UNSCHEDULED ITEMS**

- A. Members of the Commission
  1. Sub-Committee for the José Garcia Adobe.
- B. Staff
  1. Update, Armenian Town Project.
  2. HPC Work Plan for 2012.
- C. General Public

**IX. NEXT REGULAR MEETING: January 23, 2012.**

**X. ADJOURNMENT**



**REPORT TO THE HISTORIC  
PRESERVATION COMMISSION**

AGENDA ITEM NO. VIB  
HPC MEETING: 01/09/2012

January 9, 2012

FROM: CRAIG SCHARTON, Assistant Director  
Development and Resource Management Department

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON  
Historic Preservation Project Manager  
Secretary, Historic Preservation Commission

SUBJECT: REVIEW AND MAKE FINDINGS ON REQUEST(S) BY THE PROPERTY OWNER  
FOR THE FLORA MONTAGUE BUNGALOW COURT LOCATED AT 950-960 E.  
DIVISADERO STREET (HERITAGE PROPERTY #009) PURSUANT TO FMC-12-1619.

- 1) Adopt determination of a CEQA Categorical Exemption pursuant to Classes 1, 3, 31 and 32 for the demolition and removal of 952 E. Divisadero Street; replacement of 952 E. Divisadero Street with new construction matching the original; restoration and stabilization of entryway porches on 950, 954, 956, 958 and 960 E. Divisadero and construction of a new 2-story Craftsman-style residence on rear of the parcel.
- 2) Adopt findings to support the issuance of a permit to demolish the bungalow located at 952 E. Divisadero Street pursuant to FMC 12-1619(a) and (b) due to severe fire damage, subject to the following conditions being placed on the demolition permit:
  - a) A new 2-bedroom bungalow matching the original in style and materials will be constructed in place of the burned unit; and
  - b) Any reusable architectural details and elements from 952 E. Divisadero Street will be salvaged and used in the restoration of the bungalow court.
- 3) Review and approve the elevation drawing for construction of a new bungalow matching style and materials of 952 E. Divisadero Street.
- 4) Review and approve plans to restore and stabilize entryway porches on 950, 954, 956, 958 and 960 E. Divisadero Street.
- 5) Review and make recommendations on conceptual plans for a new craftsman style 2-story unit to be constructed on the rear of parcel.
- 6) Approve the issuance of necessary permits to perform the scope of work as submitted pursuant to FMC 12-1619 (a) and (b).

**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission approve the request of the property owner, FFDA Properties, LLC, to demolish 952 E. Divisadero Street. The 2-bedroom residential unit is one of six extant buildings constructed in 1922 as part of a 7-unit bungalow court. The building at this address was burned in a fire in July, 2011 with an estimated 80% loss. It is the staff opinion that the bungalow located at 952 E. Divisadero Street no longer satisfies the definition of a heritage resource as a "resource worthy of preservation because of its historical, architectural or aesthetic merit..." (FMC 12-1603(n)).



Staff also recommends that the Commission review the elevation drawing for a 2-bedroom bungalow which FFDA Properties LLC. proposes as replacement (Exhibit C). The elevation drawing matches as closely as possible the materials and style of the original unit at 952 E. Divisadero. One change is the treatment of the entryway, due to the fact that all porch roofs/hoods as originally constructed in the court lack structural integrity and have either been rebuilt or braced. The property owners are also requesting approval of renovations required to stabilize the porches on the remaining five bungalows. Finally, FFDA is submitting conceptual drawings for a two-story, 2-unit residence to be constructed on the rear of the parcel, adjacent to the site of the manager's unit that burned and was finally removed in 2010. In addition, staff requests that the Commission review and adopt a determination of a CEQA Categorical Exemption, pursuant to Classes 3, 31 and 32, for the proposed project. All future permits and drawings for the new construction will be returned to the Commission for review and approval at a future date. However, pursuant to FMC 12-1619 (a) and (b) staff will review and approve any permits for work that are necessary to the preservation and stabilization of the existing buildings, including re-roofs, general repairs and, if approved, the reconstruction of the porch entryways.

## EXECUTIVE SUMMARY

The Flora Montague Bungalow Court was constructed in a U Plan as seven discrete "bungalows" in 1922 and is the second oldest extant court in Fresno. It was designated by the Historic Preservation Commission as a "Heritage Property" pursuant to Fresno Municipal Code Section 12-1612 on May 21, 2007. The court was previously included in the 2004 "Bungalow" Court Survey prepared by the City of Fresno staff and consultants, with funding in part from a Certified Local Government grant through the California State Office of Historic Preservation. In this 2004 study the court was found eligible to the California Register of Historical Resources under Criterion 3 and for the Local Register of Historic Resources under Criterion iii.

In August 2011 the prior owner requested that the entire property be delisted as a Heritage Property. This request was reviewed and denied by the Historic Preservation Commission at its September 26, 2011 meeting. FFDA Properties LLC. purchased the property in late November 2011 and is requesting to remove and replace the unit located at 952 E. Divisadero which burned in a fire in July, 2011. The loss to this residence is estimated at 80-100% with only the siding on the rear elevation potentially available to be potentially reused. FFDA proposes to construct a new 2-bedroom, 1 bath unit which will replicate in materials and style the architecture of the burned unit. In addition, they are proposing to add Craftsman style porch posts to the facades of all extant units, in order to stabilize the porch canopies which are structurally deficient and have been re-braced over the years. Finally, the applicant is proposing to add a new Craftsman style two-story unit to the rear of the parcel, in part to replace the seventh unit which burned prior to 2003 and was removed in 2010.

## BACKGROUND

"Heritage Property" as defined in the FMC 12-1603 (n) is a "resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as an Historic Resource..." Unlike designations to the Local Register of Historic Resources, heritage properties need not meet any age requirement nor are there specific criteria for designation of a Heritage Property other than the general considerations contained in the definition. Thus, unlike properties evaluated for the Local Register of Historic Resources a resource considered for listing as a Heritage

Property need not meet any particular requirement for historic significance or integrity. Requests for listing as a Heritage Property may only be initiated by the property owner or an authorized representative of the owner (12-1612 (a)). The proposal to designate a property as a Heritage Property does not have to be noticed in the newspaper nor is it reviewed by the City Council. As discussed previously, the owner or the authorized representative may amend or rescind the designation of a Heritage Property in "the same manner and procedure as was followed in the original designation" (FMC 12-1612(d)).

The Historic Preservation Commission is asked to consider the following:

- 1) Adopt determination of a CEQA Categorical Exemption pursuant to Classes 1, 3, 31 and 32 for the demolition and removal of 952 E. Divisadero Street; replacement of 952 E. Divisadero Street with new construction matching the original; restoration and stabilization of entryway porches on 950, 954, 956, 958 and 960 E. Divisadero; and construction of a new 2-story Craftsman-style residence on rear of the parcel.**

The property owner is proposing to demolish the burned bungalow located at 952 E. Divisadero Street, which is one of six extant units located within the Flora Montague Bungalow Court. Generally, the issuance of demolition permits for individual structures is considered ministerial in nature and not subject to CEQA, unless the proposed demolition requires a discretionary approval and/or is part of a larger project that requires discretionary approvals. The demolition of the burned unit is a project for purposes of CEQA because the Flora Montague Bungalow Court has been designated as a Heritage Property by the Historic Preservation Commission. Therefore, the issuance of the demolition permit requires the discretionary approval of the Historic Preservation Commission. Furthermore, the applicant proposes additional modifications to the remaining units to address structural issues which also require the discretionary approval of the Historic Preservation Commission.

However, the Flora Montague Bungalow Court does not fall within the definitions for a mandatory or presumptive Historical Resource set forth in CEQA Guidelines, section 15064.5(a). It is not a "mandatory" historic resource because it is not listed on the California Register of Historical Resources nor determined eligible for such listing by the State Historic Resources Commission. It is not a "presumptive" historical resource, because it is not listed on the City's Local Register of Historic Resources nor has it been determined eligible for such listing in a historic resource survey that meets the requirements of Public Resources Code, section 5024.1(g). The "Bungalow Court Survey" prepared by City staff and consultants in 2004 and which evaluated the court as eligible for the California Register under Criterion 3 is now over five years of age and has not been updated as required by this section of the Public Resources Code. Due to major changes over the past two years at the site, including two fires, the survey forms need to be updated and resubmitted to the Office of Historic Preservation. Furthermore, as stated above, the preponderance of the evidence establishes that the bungalow unit located at 952 E. Divisadero Street is not historically or culturally significant as it has been destroyed by fire.

Therefore, unless the Commission exercises its discretion, pursuant to CEQA Guidelines section 15064.5(a)(3) or (a)(4) to treat all or some of the Flora Montague Bungalow Court as a Historical Resource, it is not a Historical Resource under CEQA, and therefore not considered part of the environment to be evaluated in determining if an action will have a substantial adverse change in the environment. Staff recommends that the Commission not exercise its discretion in this circumstance because the structure to be demolished has been destroyed by fire and no longer has any historical or cultural merit. By adopting staff's recommendation, the Commission will be indicating that it has declined to exercise its discretion to treat the structure to be demolished as a "Historical Resource" pursuant CEQA

Guidelines, section 15064.5(a)(3) or (4). It should be noted that demolition of up to three single-family residences is categorically exempt Class 1 (CEQA 15301).

The property owners are also requesting permission to construct a new unit to replace 952 E. Divisadero Street as well as a new two-story unit on the rear of the parcel. The proposal qualifies as a Categorical Exemption under Class 3 (CEQA 15303), Class 31 (CEQA 15331) and Class 32 (CEQA 15332). Class 3 *"consists of construction and location of limited numbers of new small facilities or structures..."* including up to three single-family residences in an urbanized zone. *"Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties..."* As stated previously, since the Flora Montague Bungalow Court is not a mandatory or presumptive Historical Resource, use of this particular exemption is not required for this project, unless the Commission exercises its discretion to treat all or a portion of the Flora Montague Bungalow Court as a Historical Resource. However, it is important to note that the applicant has agreed to reconstruct the destroyed unit in a manner consistent with these standards such that it will be consistent with the remaining units. Class 32 *"consists of projects characterized as in-fill development"* which meet a variety of conditions including consistency with the *"applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations."* The proposed development must also be within the City limits on a parcel less than 5-acres in size and surrounded by "urban uses" (CEQA Guidelines, CELSOC 2011).

Class 3 (15303) is self-explanatory: the proposed construction is for two residential units, one to replace the burned bungalow at 952 and a new two-story unit to replace (in part) the seventh unit which was burned and removed in 2010.. Class 31 (15331) refers to projects which are consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. The Standards include four treatment approaches: Preservation, Rehabilitation, Restoration and Reconstruction. In this case, the property owner proposes to "reconstruct" a new 2-bedroom bungalow which replicates the architectural design of the current burned unit using not only photographs and the 2004 historic survey but also any materials which can be salvaged from the rear elevation of this unit.

Class 32 (15332) is also applicable to the project as the reconstruction of the bungalow will occur on an urban lot which is .29 acres in size, thus considerably less than 5 acres. The zoning is also consistent, the parcel is zoned C-4 (Central Trading District) which allows for multi-family residential use. The construction of two new proposed single-family units is also consistent with the following General Plan Goals, Policies and Objectives:

- GP Goal # 3: Preserve and revitalize neighborhoods, the downtown, and historical resources.
- Land Use/Centre City: C-7-b Policy: Revitalize declining neighborhoods within adopted redevelopment plan areas;
- Land Use /Residential: C-9 Objective: Plan for the diversity and quality of residential housing, at locations necessary to provide for adequate and affordable housing opportunities. Housing patterns should support balanced urban growth and should make efficient use of resources and public facilities.

- Lane Use/Infill: C-15 Objective: Provide Infill opportunities that will revitalize the built-up urban core communities and neighborhoods of Fresno, provide residential development for diverse population, and improve the overall quality of the urban environment.
- Central Area Plan action item # 8: Develop new housing.
- Housing Element Goals: New Construction of Affordable Housing: Increase affordable housing for low-to very low income households.

Finally, none of the exceptions to any of these Categorical Exemptions set forth in CEQA Guidelines, section 15300.1 apply to this project. As such, use of these Categorical Exemptions for this project is appropriate.

**2) Adopt findings to support the issuance of a permit to demolish the bungalow located at 952 E. Divisadero Street pursuant to FMC 12-1619(a) and (b) due to severe fire damage, subject to the following conditions being placed on the issuance of the demolition permit:**

Pursuant to FMC 12-1619 it is unlawful for the property owner to remodel, demolish, grade, construct or reconstruct a Heritage Property without first "obtaining a city permit and the written approval of the Historic Preservation Commission." In July 2011 an arson fire caused extensive damage to the bungalow addressed as 952 E. Divisadero, and minor damage to adjacent units. According to inspections by City building staff the bungalow is an 80% loss, with little original fabric that can be salvaged. The property owner is thus requesting permission to demolish this unit, in order to replace it with a new unit of similar size and design. Any original building fabric that can be salvaged will be used to repair other units in the court.

**3) Review and approve elevation drawing for a new bungalow matching style and materials of 952 E. Divisadero Street:**

FFDA Properties, LLC. proposes to construct a new 2-bedroom, 1 bath unit which will replicate in materials and style the architecture of the burned unit. As presented in their Project Description, "The new building will have the similar plank lap siding, single gable roof with exposed rafter tails, shed dormers with lattice roof vents and single hung windows." One exception is the porch treatment. When originally constructed the court included three sets of bungalows facing one another across a narrow court, with a seventh larger unit on axis at the rear of the parcel. With the exception of this seventh unit (which burned prior to 2003 and was removed in 2010) the bungalows were designed to match the unit it faced; thus there were three pairs of residences, all articulated in somewhat different ways but with an Arts and Crafts vocabulary. Unfortunately one character-defining feature of these bungalows, the entryway and its porch roof or hood, is structurally deficient and most have been additionally braced in order to keep the porch roof from collapsing. The property owner therefore proposes to replace the corbel braces on 952 E. Divisadero with tapered wood piers, as seen typically on Arts and Crafts bungalows. The multi-pane glass door, depicted in the 2003 photo, does not appear to have been original and a Craftsman style door will be used in its place. The sidelights on the unit facing 952 have been removed in the past and it is structurally impossible to replace these. Thus, in order to have the "Jack and Jill" matching quality, as in the initial design of the court, sidelights are not proposed for the new construction at 952 E. Divisadero. A character-defining feature of the burned bungalow was a "Chinoiserie" style casement window with multiple panes. It will be critical to reproduce this on one of the side elevations of the new residence.

**4) Review and approve plans to restore and stabilize entryway porches on 950, 954, 956, 958 and 960 E. Divisadero Street.**

As discussed above, when constructed the six units facing one another across the narrow court were "Jack and Jills," thus they matched one another in architectural elaboration. A character defining feature of the residences was their entryways, porch hoods supported by decorative brackets. Over the years the weight of the hoods has led to structural failure and most have been re-braced with plain 2x4s without architectural distinction. The property owner has submitted plans to support the porch canopies using traditional Craftsman style posts on piers (Exhibit E). The proposal appears to be sound architecturally and will ensure that the porches remain structurally whole for many years to come.

**5) Review and make recommendations on conceptual plans for a new craftsman style 2-story unit to be constructed on the rear of parcel.**

When constructed in 1922 the bungalow court included a seventh larger unit that was viewed on axis at the end of the "court." This residence burned prior to 2003 and was finally demolished in 2010 after years of negotiations with the former property owner. FFDA Properties, LLC proposes to construct a new Craftsman-style, 2-story building at the rear of the property. In order to provide sufficient on-site parking this new unit is proposed to be east of the former "Manager's unit," and in line with the three bungalows on the east side of the court. The applicant has submitted a conceptual drawing with architectural details drawn from the Craftsman/Arts and Crafts vocabulary. As with the original bungalows on site this two-story building will be side gabled, wood clad and with 1/1 sash windows. The porch entryway is proposed to be similar to those on the new unit (952) and its matching twin (Exhibit F). In order to mask the proposed on-site parking, a Japanese style gate will be constructed to match the original front entrance, which will be rebuilt. Additional greenery will be added to this landscape feature.

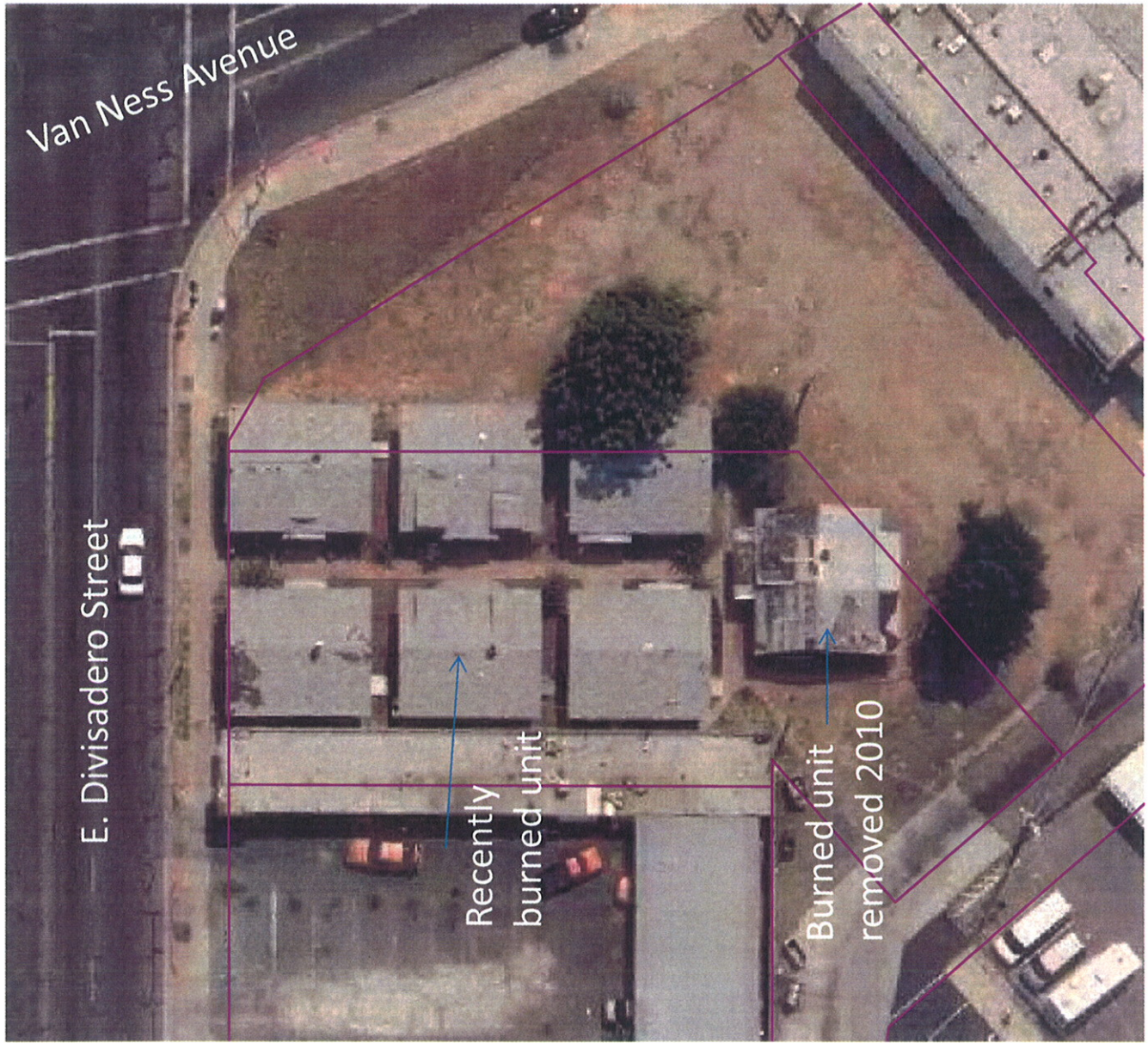
## CONCLUSION

The Flora Montague Bungalow Court is the second oldest bungalow court in Fresno and until recently provided working class housing as it did when constructed in 1922. The property serves as an important gateway to Fresno's Cultural Arts District. The reconstruction of the bungalow and the restoration of the entire court is an important step in the revitalization of Fresno's (historic) downtown. Staff recommends approval of the demolition of the burned unit, reconstruction of a new residence to take its place, approval of plans to restore and stabilize the porch canopies, review of a new 2-story unit and approval of a Categorical Exemption Class 1, 3, 31 and 32.

### Attachments:

- Exhibit A - 2008 Aerial of the Flora Montague Bungalow Court.
- Exhibit B- State of California Primary and BSO Forms for the Flora Montague Bungalow Court Prepared 26 July 2004 by Jon L. Brady and Dana E. Supernowicz for the City of Fresno's "Bungalow Court Survey."
- Exhibit C - Conceptual elevation drawing for new unit at 952 E. Divisadero Street.
- Exhibit D - Photos of Flora Montague Bungalow Court and burned unit, July 19 2011.
- Exhibit E - Proposed Entry Canopy Remodels.
- Exhibit F- Conceptual Elevation Drawing for Two-Story Unit.
- Exhibit G - Site Plan, Flora Montague Bungalow Court.





2008 Aerial

950-960 E.  
Divisadero  
Street

Flora  
Montague  
Bungalow  
Court  
(HR#009)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: 950-960 E. Divisadero Bungalow Court

Map Reference No.: N/A

P1. Other Identifier: None

\*P2. Location:

\*a. County: Fresno

b. Address: 950-960 E. Divisadero

City: Fresno

Zip: 93727

\*c. USGS 7.5' Quad: Fresno South

Date: 1978

T: 14S ; R: 20E ; Sec: 4 ; M.D.B. & M.

\*e. Other Locational Data (APN #): 466-133-27

\*P3a. Description:

Classic "U" shaped Bungalow Court facing Divisadero Street. The court consists of seven detached Bungalows with a central courtyard accented by concrete walkways with intersecting concrete entries leading to each unit. The entrance to the court facing Divisadero includes an Anglo-Japanesque entry arbor, which frames a modern metal gate and short fence. The landscaping plan, at least as it exists today, is rather scant, and includes several small lawns and planting beds. Character defining features of the court include flared rooflines and eaves, decorative brackets, and beams and knee braces supporting the front entry porches, several of which have facia that are loosely styled after Japanese pagodas. The exterior of each unit is clad with commercial beveled 4" and 6" siding, flared sidewalls, and triple Craftsman style 1:1 lite, double-hung wood windows. Three of the units have shed roof dormers, and the remaining four are rounded or curved dormers with a sunburst design. Roof vents include vertical slats and lattice. Two of the units have bays facing Divisadero and units #952, #954, #954 ½, and #960 have sidelights in the entries. Six of the units have Craftsman divided lite doors (15-16 lites per door). The windows vary from triple wide to single wide. Units #958 and #952 have double dormers and units #954 and #960 have no dormers. Units #954 and #960 do not have chimneys, but other units have brick chimneys, and every unit is built atop a brick foundation. The only building that may have been added onto is 954 ½ that has a cross-gabled addition on the rear elevation.

Unlike every other bungalow or apartment court examined in Fresno, the subject property has no garages. The unit at the end of the "U" shaped court (954 ½ E. Divisadero) has recently suffered damage from a house fire.

P3b. Resource Attributes: HP3: Multiple Family Property  
Object ☐ Site ☐ District ☐ Element of District

\*P4. Resources Present: ☒ Building ☐ Structure ☐

P5. Photograph or Drawing (Photo No. 1. View of bungalow court facing Divisadero)



P5b. Description of Photo: See specific photographs.

\*P6. Date Constructed/Age: 1922

■ Historic (City of Fresno Tax Assessors Records)

\*P7. Owner and Address:

Geo Family LLC  
c/o George Burkhardt  
6274 Ricky Road  
Copperopolis, CA 95228-9412

\*P8. Recorded by:

Jon L. Brady, Architectural Historian,  
17900 Aubery Road, Clovis, CA 93611; Dana  
E. Supernowicz, Architectural Historian;  
Barbara Supernowicz, Research Assistant  
2001 Sheffield Drive, El Dorado Hills, CA  
95762.

\*P9. Date Recorded: July 26, 2004

\*P10. Type of Survey: ■ Architectural

P11. Report Citation: Historic Architecture

Survey Report for the "Bungalow" Court Project Fresno, California. Prepared for the City of Fresno, Planning and Development Department, 2600 Fresno Street, Fresno, CA 93721-3604.

\*Attachments: ■ Building, Structure, and Object Record ■ Continuation Page



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name: 950-960 E. Divisadero Bungalow Court

Recorded by: Jon Brady, Dana Supernowicz

Date 7/26/2004

☒ Continuation ☐ Update



Photo No. 2. View of entry way to bungalow court from Divisadero Street.



Photo No. 3. View of north elevation with bay window of 956 E. Divisadero.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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\*Resource Name: 950-960 E. Divisadero Bungalow Court

Recorded by: Jon Brady, Dana Supernowicz

Date 7/26/2004

☒ Continuation ☐ Update



Photo No. 4. View southwest of façade of 952 Divisadero. Note shed dormers on roof and the detailed entry way with side lites.



Photo No. 5. View west of entry way for 950 E. Divisadero (note curved dormer vents in the form of sunburst).



State of California — The Resources Agency  
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\*Resource Name: 950-960 E. Divisadero Bungalow Court

Recorded by: Jon Brady, Dana Supernowicz

Date 7/26/2004

☒ Continuation ☐ Update



Photo No. 6. View south toward façade of 954 ½ Divisadero. This cottage sustained fire damage in the recent past.



Photo No. 7. View southwest of rear elevation for 956 E. Divisadero.



## BUILDING, STRUCTURE, AND OBJECT RECORD

Map Reference No.: N/A

\*NRHP Status Code: 3CS/5S3

\*Resource Identifier: 950-960 E. Divisadero Bungalow Court

B1. Historic Name: Part of Central Addition

B2. Common Name: unknown

B3. Original Use: Bungalow Court

B4. Present Use: Bungalow Court

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: According to the Fresno City building permits, a permit was issued for the subject property on March 30, 1922. The permit for the property located on Block 11 in the "Central Addition," was issued to Flora Montague.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

\*B8. Related Features The building lies in a commercial, light industrial section of Fresno.

B9a. Architect: Unknown B9b. Builder: Unknown

\*B10. Significance: Theme: Bungalow and Apartment Court Development Area: City of Fresno  
Period of Significance: 1915 - 1930 Property Type: Bungalow Court Applicable Criteria: A & C

Fresno's architectural heritage includes a diverse range of styles that reflect both vernacular and popular designs spanning the late 19<sup>th</sup> Century through the mid 20<sup>th</sup> Century. The development of Bungalow Courts, and later Apartment Courts, provided affordable housing during a period of growth in both agriculture and industry in Fresno. The numerous courts in the City of Fresno developed from three typological and stylistic sources: 1) the bungalow courts of the early 20<sup>th</sup> century whose antecedents began in Southern California; 2) auto courts or motor courts; and 3) popular architecture styled after Traditional and Mediterranean designs.

A building permit for the property was issued to Flora Montague.

A review of the Fresno City Directories for the subject property covering the period of 1922 through 1955 suggests the

B11. Additional Resource Attributes: N/A

B12. References: McAlester, Virginia and Lee, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1990); Fresno City Building Permits, City of Fresno, California; Karana Hattersley Drayton. *Draft Historic Architecture Survey Report for the "Bungalow" Court Project*. Prepared for the City of Fresno's Historic Preservation Program, 2004.

B13. Remarks: The subject property retains good integrity and is an example of the transition during the late 1930s to formal court with designed landscapes and popular architectural styles of the period built during the 1940s.

B14. Evaluator: Jon Brady, Architectural Historian, 17900 Auberry Road, Clovis, CA 93611, Dana E. Supernowicz, Architectural Historian, 2001 Sheffield Drive, El Dorado Hills, CA 95762

Date of Evaluation: July 26, 2004



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 6

\*Resource Name: 950-60 E. Divisadero Bungalow Court

Recorded by: Jon Brady, Dana Supernowicz

Date 7/26/2004

☒ Continuation ☐ Update

social makeup of the residents includes a transient population of married and single individuals. The City Directory suggests a mixture of both white collar and blue collar professions. A review of local biographical indexes suggests that none of the residents at 950-960 Divisadero Street made significant contributions to local history.

The subject property exhibits a design that was based upon the true Bungalow Courts, largely developed in Los Angeles and as far south as San Diego during the 1910s, characterized by detached California Bungalow styled units surrounding a central courtyard. This particular Bungalow Court was designed with seven units in a classic "U" shaped pattern. The entrance arbor and design elements on several of the units reflect a design idiom that harkens back to Anglo-Japanesque influences and Japanese pagodas. The property's landscaping is very minimal, which may be a reflection of poor maintenance over the past twenty or so years. This court is associated with Fresno's commercial expansion that occurred following World War I and the development of affordable housing in the city's "Central Addition."

The subject property reflects rental units that relied upon public transportation to access nearby jobs. The court's symmetry reflects a formality to its overall design, and its narrow courtyard suggests a certain intimacy between each unit. With the exception of fire damage that occurred to the end unit (top of the "U"), the remainder of the court retains very good integrity, and exemplifies a rare example of true Bungalow Court. While the property retains good integrity, it does not aspire to a level that it appears to be eligible either individually or collectively as a contributor to a historic district for the National Register of Historic Places under Criteria A or C. The court appears in stark contrast to surrounding properties, that were built in the past thirty years and do not reflect the court's age and historic character. The property, however, does appear to be significant for the California Register under Criterion 3, and also appears to be eligible for the City of Fresno's Local Register of Historic Resources under Elements 3. The subject property may be a contributor to a yet undefined local downtown historic district.

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 7

\*Resource Name: 950-960 E. Divisadero Bungalow Court

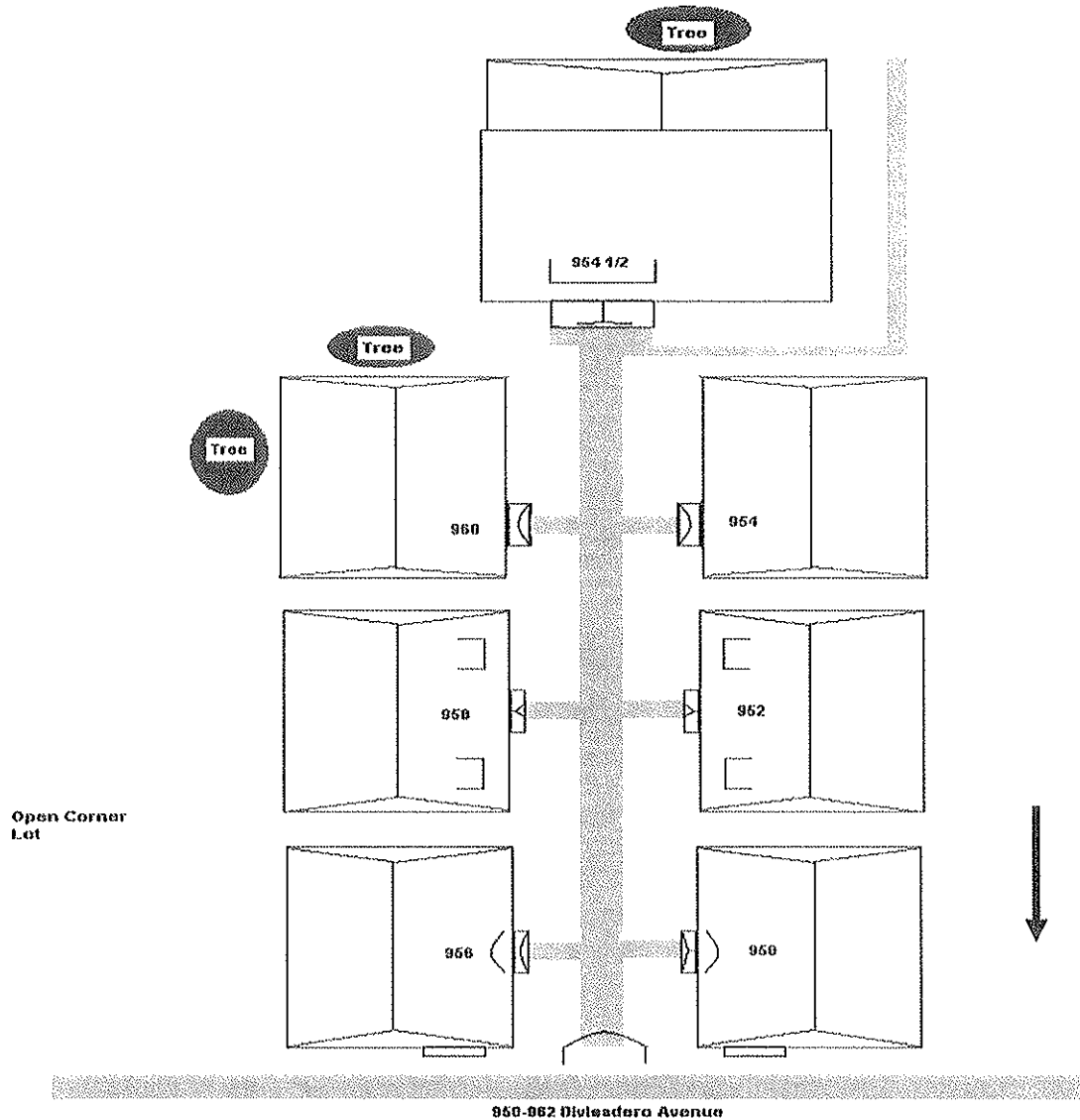
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Date 7/26/2004

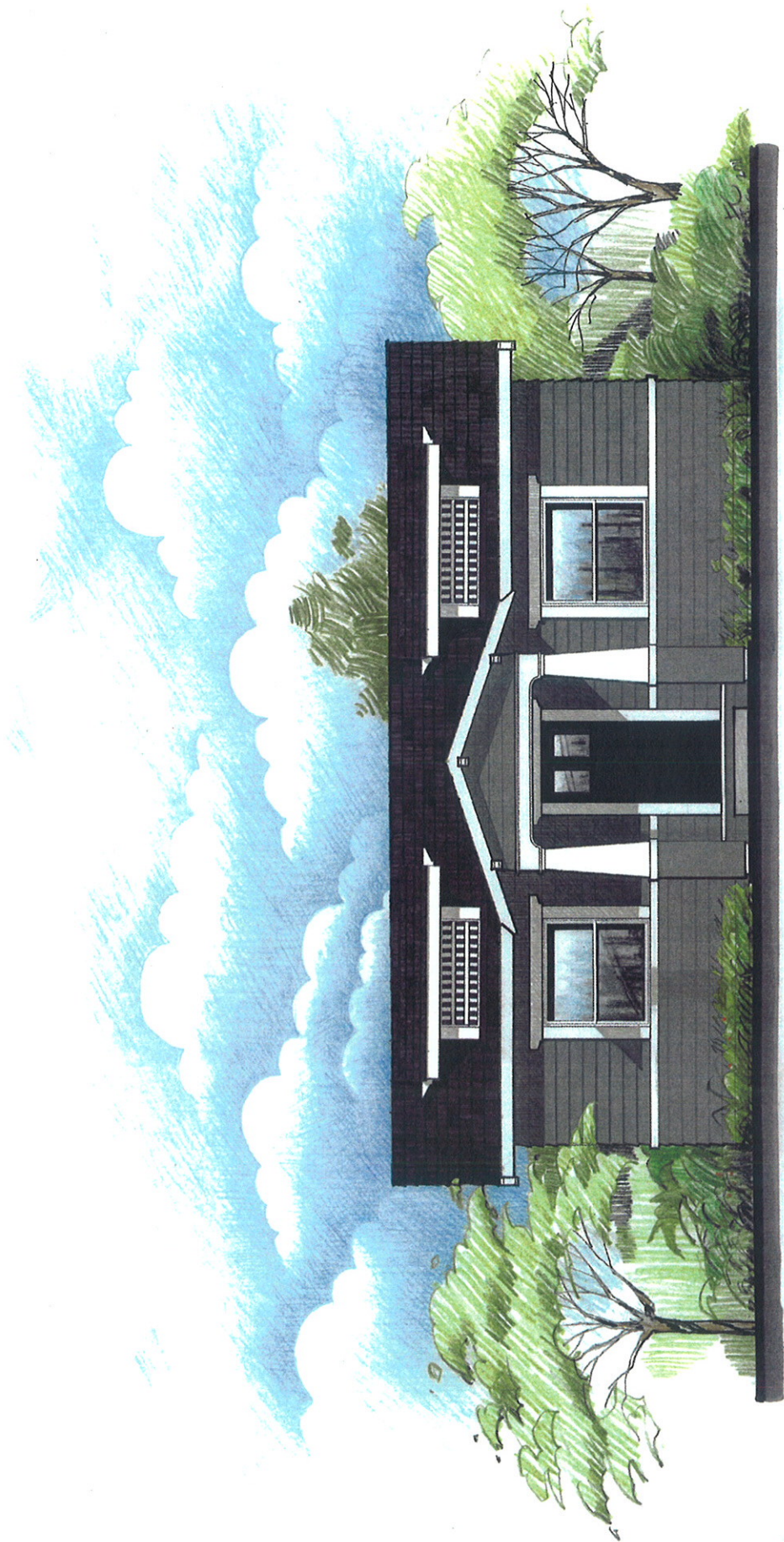
☒ Continuation

☐ Update

## Site Plan for 950-960 Divisadero

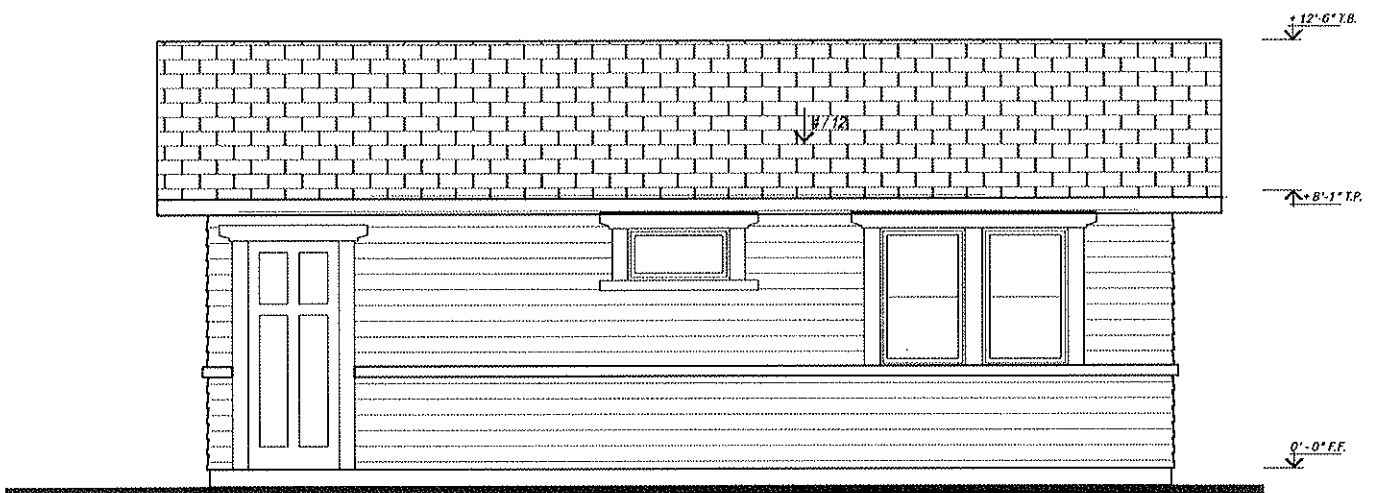








FRONT ELEVATION



REAR ELEVATION

## ELEVATIONS



12/02/2011

SCALE : 3/16" = 1'-0"

**Gurban**

OWAYLE HOUSE  
business phone (510) 466-0000  
1199 W. Randolph, Suite 101, Fremont, CA, 94711  
LIC # 805945

**PROPOSED 1 STORY  
BUNGALOW**

**DIVISADERO & VAN NESS**



Photos, July 19,  
2011, following fire  
at 952 E.  
Divisadero Street

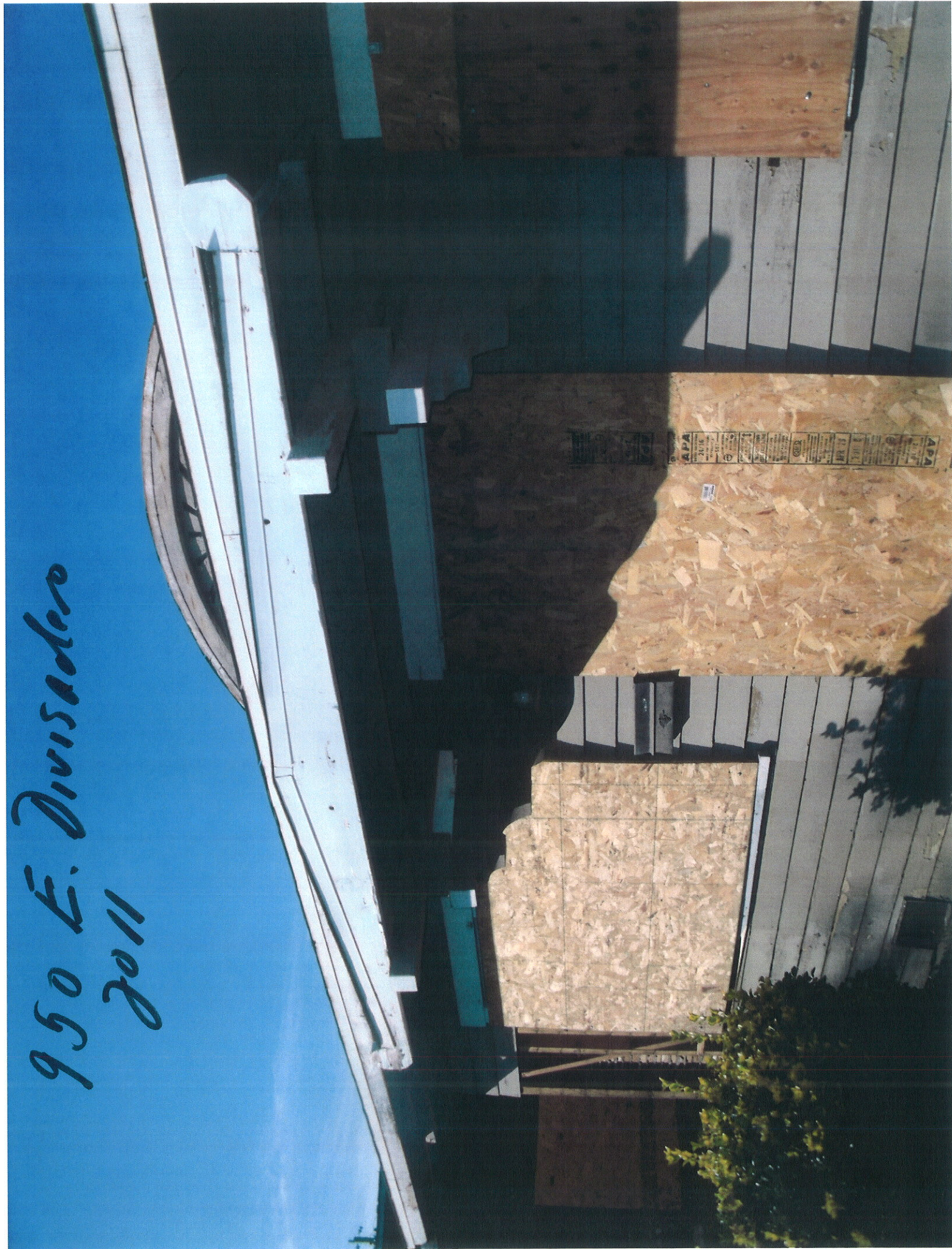


952 E.  
Divisadero  
Street,  
December 11,  
2003





950 E. Divisadero  
2011

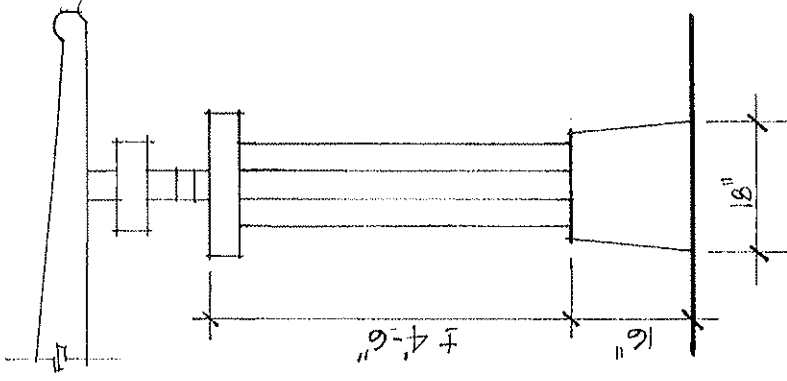




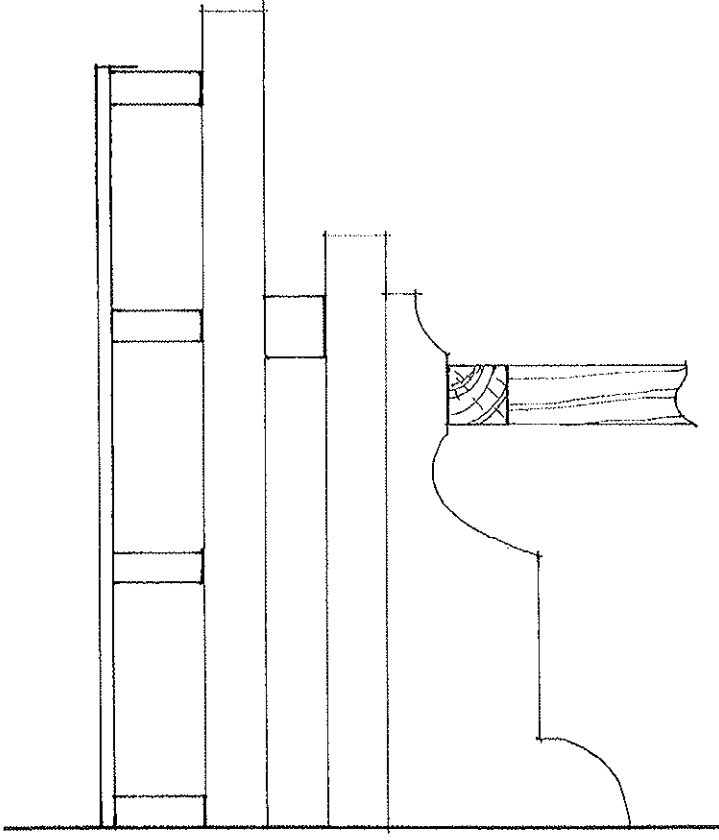
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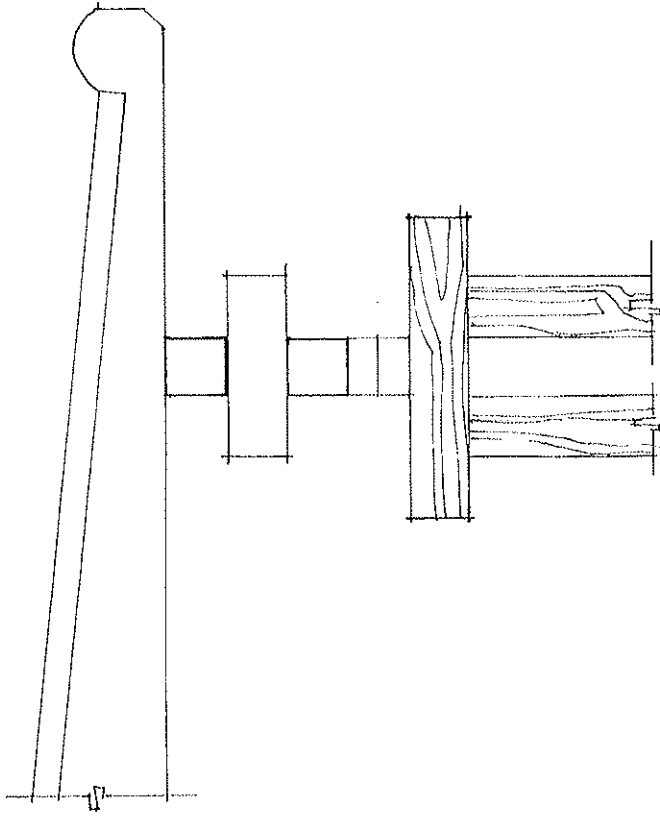


FRONT ELEVATION

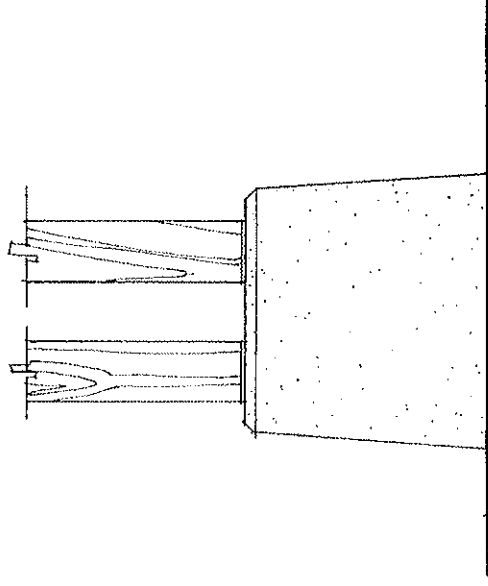


NEW WOOD POSTS - SIDE VIEW

PROPOSED ENTRY CANOPY REMODEL - UNIT # 950 & 956



NEW WOOD POSTS DETAIL



CONC. BASE DETAIL

PROPOSED ENTRY CANOPY REMODEL - UNIT #950 & 956



456  
954



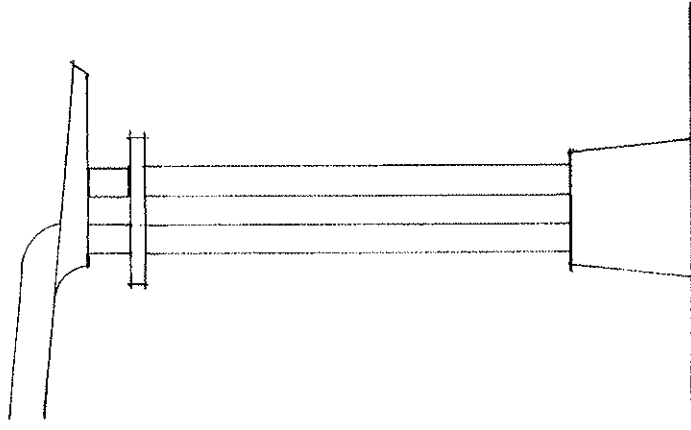




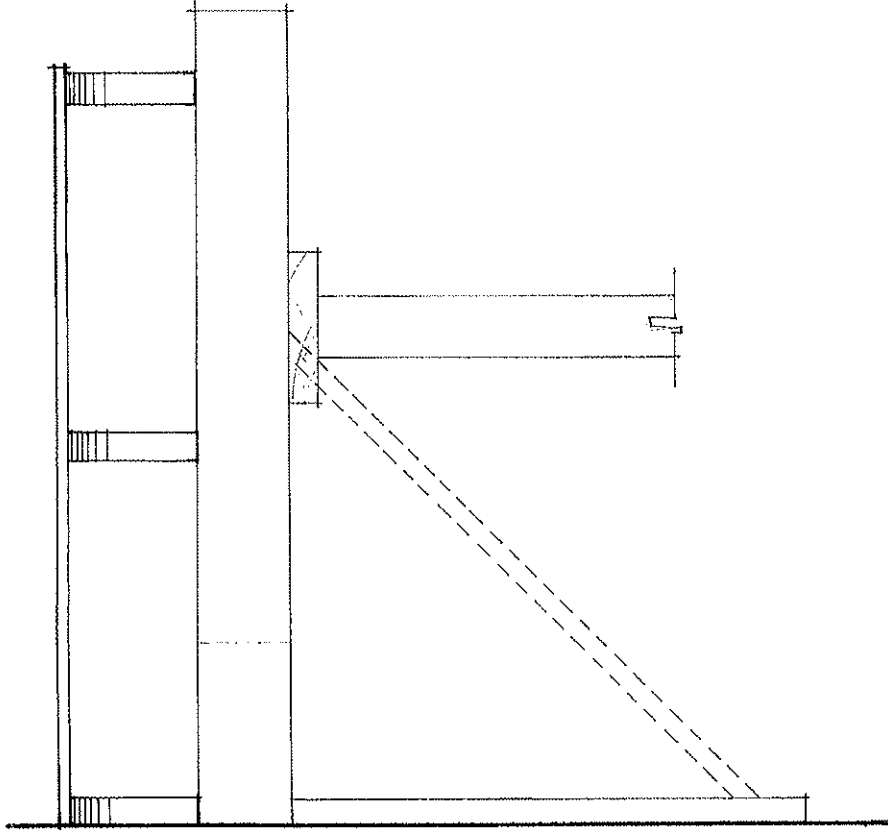
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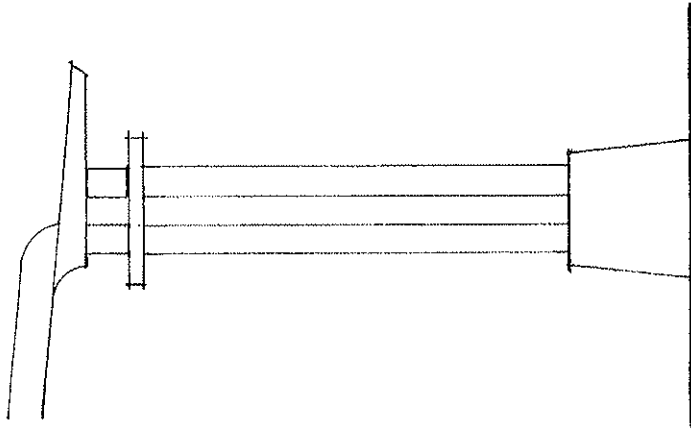


FRONT ELEVATION

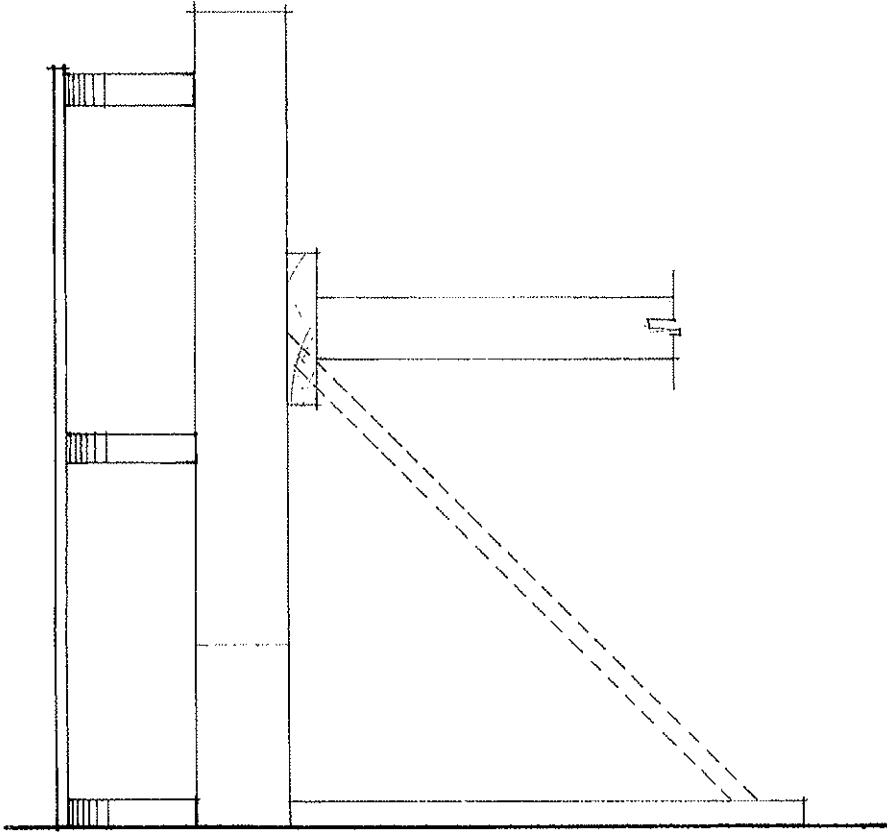


NEW WOOD POSTS - SIDE VIEW

PROPOSED ENTRY CANOPY REMODEL - UNIT # 954, \$960

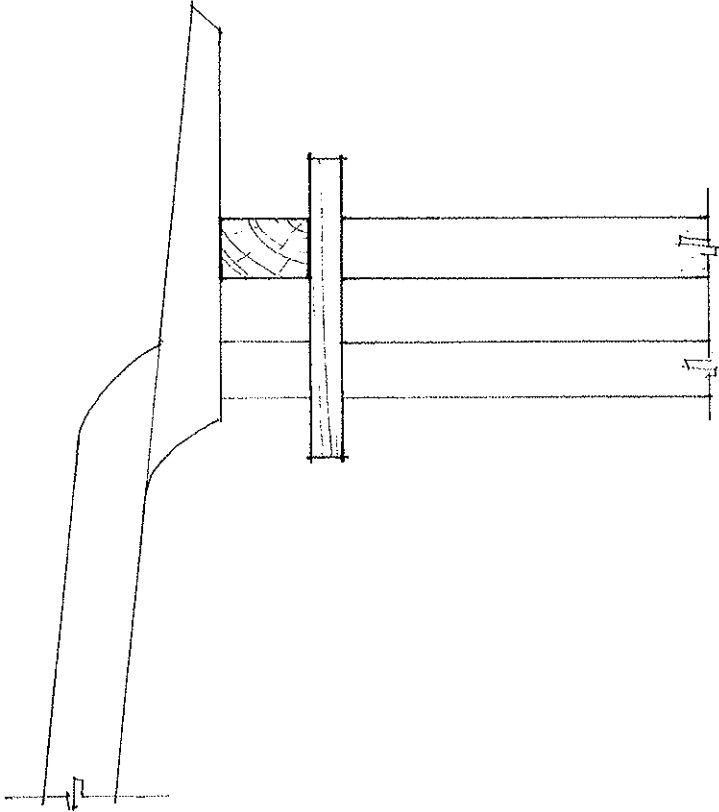


FRONT ELEVATION

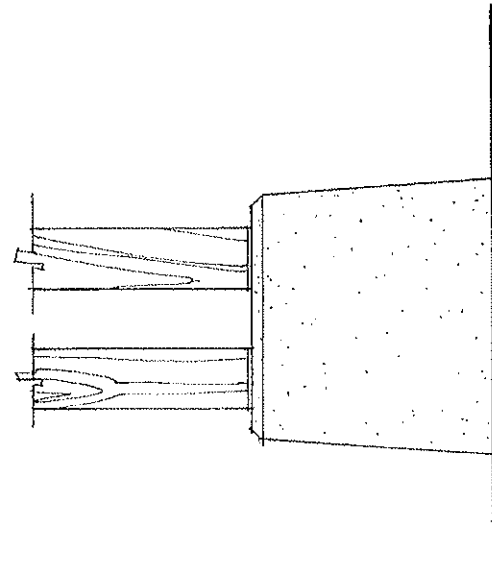


NEW WOOD POSTS - SIDE VIEW

PROPOSED ENTRY CANOPY REMODEL - UNIT # 954, \$960



NEW WOOD POSTS DETAIL



CONC. BASE DETAIL

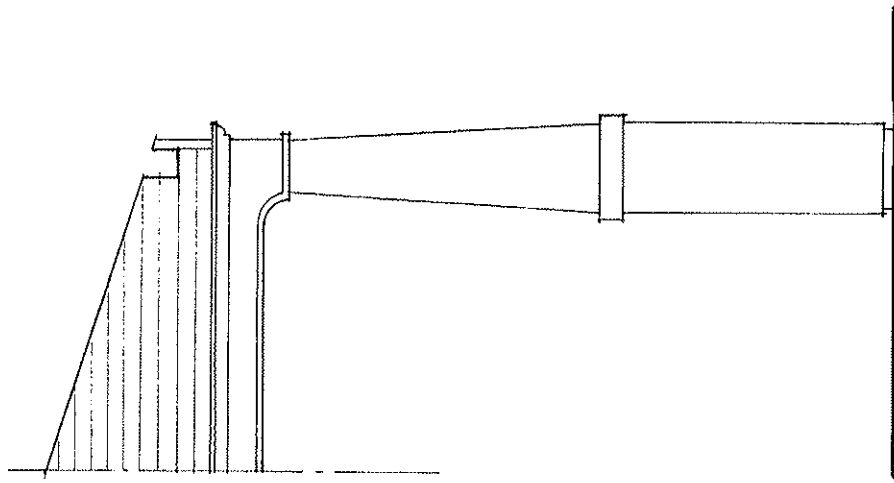
PROPOSED ENTRY CANOPY REMODEL - UNIT # 954 & 960



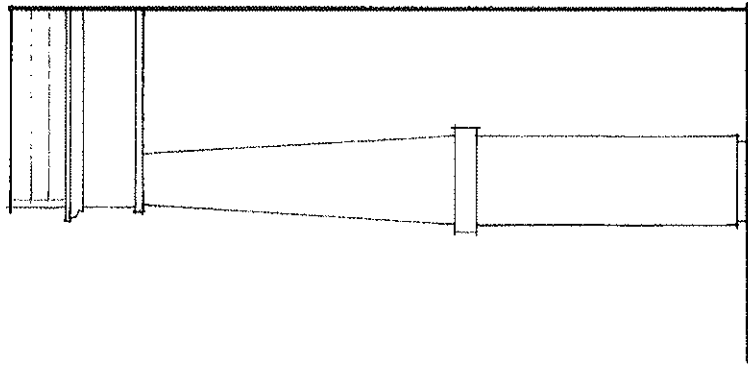
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FRONT ELEVATION



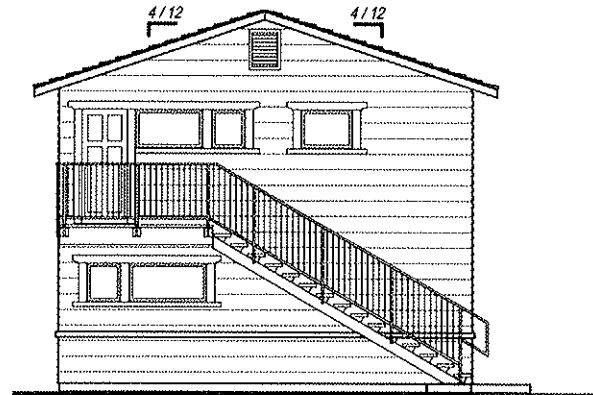
SIDE VIEW

PROPOSED ENTRY CANOPY REMODEL - UNIT #958

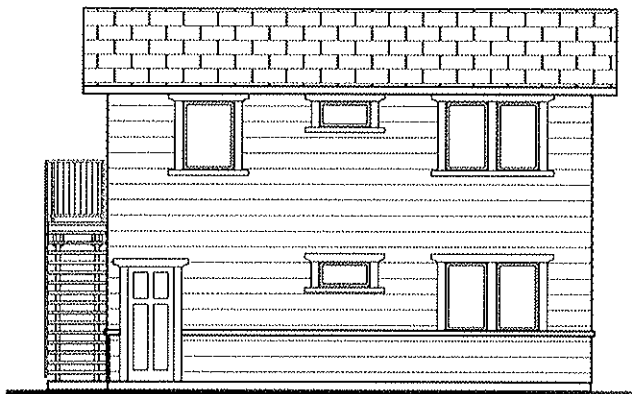




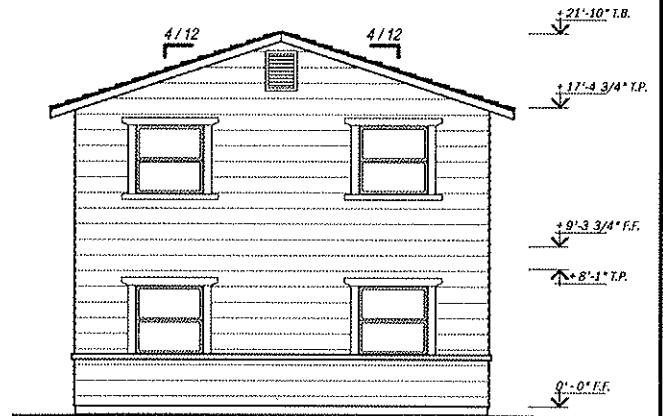
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

## ELEVATIONS

12/02/2011

SCALE : 3/32" = 1'-0"

**Gurban**

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**PROPOSED 2 STORY  
BUNGALOW**

**DIVISADERO & VAN NESS**



# EAST DIVISADERO STREET

